

**T R O P H Y**  
 PROPERTIES AND AUCTION  
 LAND | RECREATIONAL | RESIDENTIAL

# 72± Acres with Home, Income Producing Tillable & Hunting for Sale - Johnson County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



**PROPERTY ADDRESS:**

2180 Oak Grove Road  
 Vienna, IL 62995

**PRICE:** \$569,000

**ACRES:** 72±

**COUNTY:** Johnson

**PROPERTY HIGHLIGHTS:**

- 3 bed, 4 bath, 2600 sq ft home
- 30x50 pole barn with 15x50 lean-to
- 38 acres income producing tillable
- \$7,000±/yr income
- 1 acre stocked pond
- 34± acres mature timber
- Borders 500 acres of managed hunting adjacent to 5000-6000 acres with no hunting
- Amazing views

**PROPERTY DESCRIPTION:**

This 72± acre property in Southern Illinois is a great all-around property. The 2,600 sq ft home would make a great hunting cabin or Airbnb for additional income. There is plenty of storage for all your equipment in the 30x50 pole barn. The house sits on a hill overlooking the entire property with amazing views. The tillable is an excellent source of income or could be put into CRP and planted with warm-season grasses with 5-6 food plots for different wind directions. The neighboring properties are the best you could ask for! The 500 acres to the South are managed for mature whitetails, and I know this because I sold the farm, and to the South of that are thousands of acres of refuge and swamp where hunting is prohibited.



**PRESENTED BY:**

**SHANE YEARIAN**

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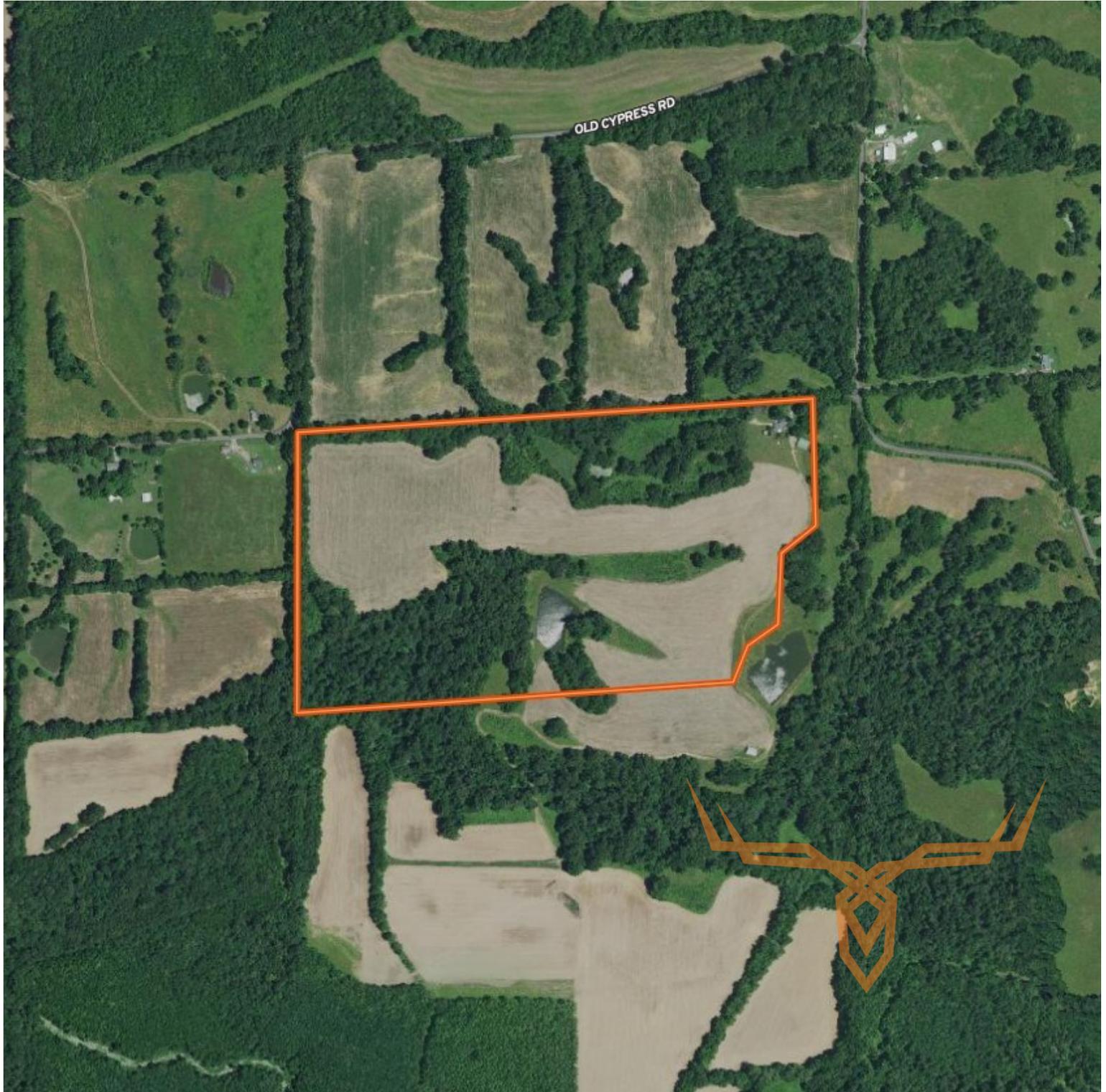
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal